



The Dower House, Ston Easton, Nr Bath, BA3 4DD

Guide Price £1,200,000

COOPER
AND
TANNER



The Dower House

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 4  3  3 EPC Not required

Guide Price £1,200,000 Freehold

DESCRIPTION

Situated on the edge of the desirable village of Ston Easton is this stunning grade II listed Georgian Dower House. The property has been lovingly and painstakingly restored by the current owners and now offers the perfect balance of period features and modern convenience. Set in half an acre of manicured, south-facing gardens with a circular gravel driveway and beautiful uninterrupted views over the Somerset countryside.

Built circa 1820, the property benefits from the typical architecture of the period with spacious rooms, high ceilings, ornate plaster corning and sash windows with original wooden shutters. During the extensive restorations, the property has been fully rewired, replastered, replumbed, and re-leaded, with an oil-fired pressurised heating system and new traditional style column radiators throughout. The sash windows have been replaced throughout, along with an alarm system and a new water main was also installed. The front aspect of the roof has been replaced within the last year.

Upon entering the property via the glazed storm porch, there is a generous entrance hall with the original Welsh blue flagstone floor, castellated corning and an elegant, wide oak staircase, leading to the upper floors. To the rear of the entrance hall, a panelled door leads to a Welsh blue flagstone-floored corridor, giving access to the understairs cupboard and also leading to the downstairs cloakroom. The well-appointed cloakroom comprises; hidden Geberit cistern WC, vanity basin with storage drawers beneath, heated towel rail and illuminated mirror.

Accessed from the right hand side of the hall is the dining room, with restored corning and dado rails, original oak floorboards and a marble fireplace as the focal point. The generous proportions easily accommodate a dining table and chairs to seat twelve guests. To the front of this room, again benefitting from the southerly views, are two Georgian-style paned sash windows, with original Georgian shutters and locks, which bathe the room in natural light. From the dining room, you enter the kitchen/breakfast room, with underfloor heating and Amtico flooring, featuring a range of bespoke ivory Shaker style cupboards with soft close doors and drawers, fully integrated AEG

appliances comprising; fridge freezer, dishwasher, two ovens, a warming drawer, a five ring induction hob and extractor, with all lower cupboards and drawers topped with black granite worktops. Features include a fireplace with inset drawers, curved corner units and glazed cupboard doors, whilst a larder cupboard, with pull-out shelving, and an original built-in larder offer plenty of storage. There is ample space for a breakfast table to seat four to six and an inset 1 1/2 bowl sink is positioned in front of the window, offering views of the garden, pond and countryside beyond. A glazed door leads from the kitchen to the utility room, formerly the butler's pantry and strong room. The utility room houses the large Worcester Bosch boiler, pressurised water cylinder, has space and plumbing for a washing machine, a wall of shelving and a door leading to the front of the property.

Leading off the entrance hallway on the left hand side is the drawing room. Again, this is a beautifully proportioned room, with sash windows to the front, original Georgian shutters and locks, corning, picture and dado rails; an elegant, yet comfortable room, with a large ornate fireplace as the focal point. Leading off the drawing room and down a step, is the study. This dual aspect room, again with Georgian features, benefits from underfloor heating, Karndean flooring and has views to the front along with a window and door to a small rear courtyard featuring a covered well. A further door leads out to the covered parking area.

Stairs lead up to a half landing with Georgian pane sash window, complete with its original shutters, flooding the space and hallway below with natural light. Steps lead up through a plaster arch, with corbels to a corridor which in turn leads to a well-appointed Shower room. This spacious room has a lovely quirky feel with exposed beams, a large shower cubicle with Italian polished plaster interior and Grohe rain shower, hidden Geberit cistern WC, vanity basin with storage beneath and underfloor heating and Karndean flooring. Again, from the half landing, the main staircase continues to the first floor landing with wide oak floorboards leading to two spacious double bedrooms and a stunning bathroom. Both bedrooms feature corning, dado and picture rails and marble fireplaces. Both also have windows to the front with original Georgian shutters and locks, enjoying the beautiful









southerly aspect, with views of the garden and Somerset countryside. Between the bedrooms, accessed from the landing is a fabulous bathroom, with Italian polished plaster walls and a wonderful double-ended freestanding copper bath, set perfectly within the Georgian bay window; the perfect spot to relax and enjoy the view. The bathroom also features a cast iron fireplace, matching copper basin with storage beneath, a large glass shower cubicle with Grohe rain shower and polished plaster interior, hidden Geberit cistern WC and Kardean flooring.

Stairs lead up to the second floor landing, with notably wide original elm floorboards, leading to two further double bedrooms and a shower room. The first of the bedrooms, again with views to the front has built-in wardrobes and wall lights. The bathroom has views to the front through the Bath stone balustrades and comprises of a large shower cubicle with Grohe rain shower, Sanex WC, vanity basin with drawers beneath, modern towel rail, illuminated mirror and Kardean flooring. All walls are again finished in a beautiful polished plaster. The fourth bedroom has a dual aspect with views to the front and side, a stone fireplace with wooden mantle shelf and slate hearth, wall lights and a built-in wardrobe.

OUTSIDE

From Green Street, a drive leads to the gates of The Dower House. From the gates a circular gravel drive takes you in front of the house to a parking area and back round to the gates. To the front of the house is a well-manicured lawn, planted with spring bulbs and featuring a large pond. A group of mature trees in one corner of the garden cleverly hide the wooden shed and another partially divide the garden. Beyond the trees is a large lawn with southerly aspect across open fields. A large wooden summerhouse sits in one corner, perfect as it is, but it could be adapted to be a home office or workspace, if desired. To the side of the house, also accessed from the study, is a covered parking area for a further two cars. To the rear of the house,

accessed from the study is a small courtyard garden featuring a covered well. The gardens are fully enclosed by natural stone walling, fencing and hedges with mature planting and trees throughout.

LOCATION

Ston Easton is a desirable village, ideally located between Bristol, Bath and Wells. Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are easily accessible.

DIRECTIONS

From Wells take the A3139 sign posted to Bath. Continue for approx. 4 miles. At the 'Old Down' Crossroads turn left on to the A37, signposted to Bristol. Continue for approximately 1 mile to the village of Ston Easton. Continue through the village passing the Church on your right. Continue for a further 500m and turn left, by the bus shelter, and then left again onto Green Street. Continue for 150m and turn left into an ungated driveway. Once in the drive, turn to your right in front of the hedge and enter through the five-bar gate to The Dower House. Follow the driveway in front of you straight on - it curves around to bring you around to the front of the house, where you will be able to park.

AGENT'S NOTE: Please note that two other properties are attached to the rear of The Dower House, this does not affect the enjoyment of the property at all.



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: G

Heating: Oil fired central heating

Services: Mains drainage, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



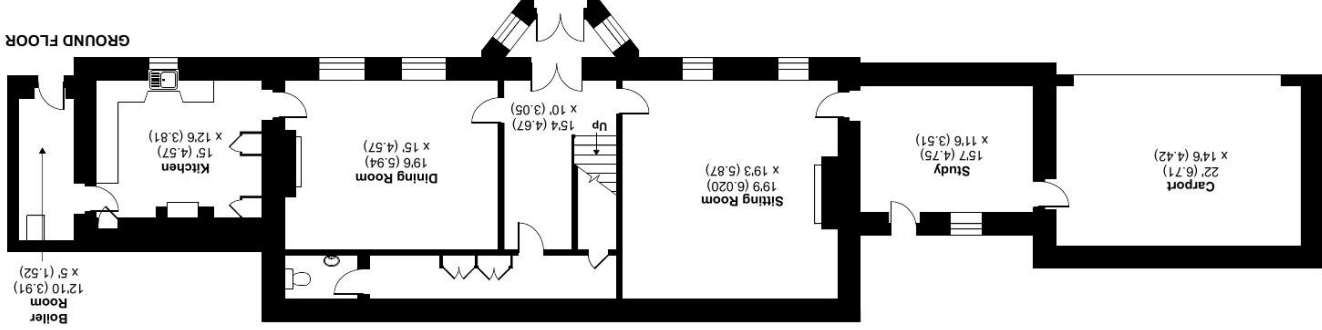
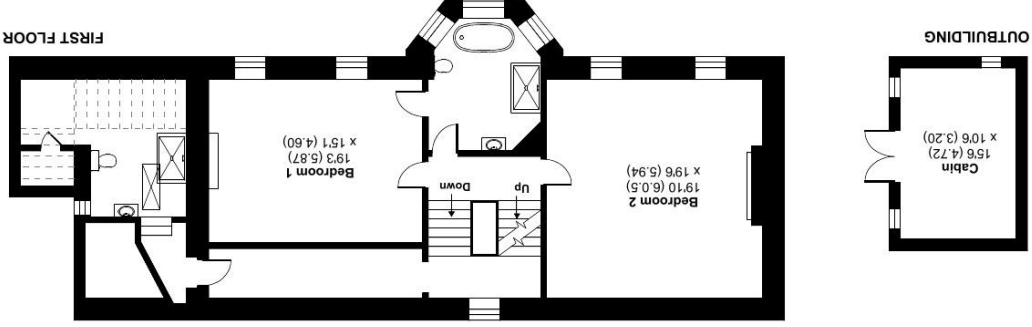
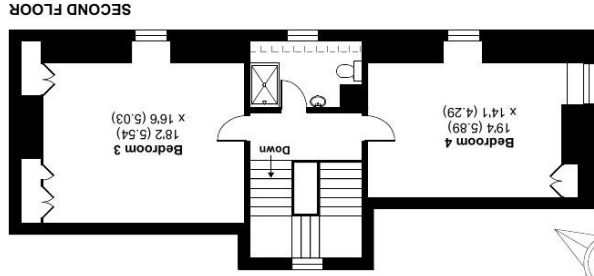
Nearest Schools

- Horrington & Chewton Mendip (Primary)
- Wells & Shepton Mallet (Secondary)

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Approximate Area = 3558 sq ft / 330.5 sq m
 Limited Use Area(s) = 102 sq ft / 9.5 sq m
 Outbuilding = 162 sq ft / 15 sq m
 Total = 3822 sq ft / 355.1 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 831890

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